

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2048/OF1
2.	Proposed Development:	DOUBLE STOREY EXTENSION TO SIDE OF DWELLING & ERECTION OF PORCH TO FRONT
3.	Location:	47 ENNERDALE TERRACE, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	Neighbour Notification Letter: YES Site Notice: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION This application relates to 47 Ennerdale Terrace, a semi-detached property situated within the Kells area of Whitehaven. PROPOSAL Planning Permission is sought for the erection of a two storey side extension. It will provide a bedroom and bathroom extension on the first floor and dining room on the ground floor. It is also proposed to add a porch extension to the front elevation The proposed two storey extension will project from the side elevation, filling the existing gap between the dwelling and the shared boundary with the adjoining property. The porch will span half the width of the front elevation of the dwelling and have a sloping roof.	

The extension will be constructed from materials to match the existing dwelling with rendered walls, a tiled roof and white UPVC windows and doors.

RELEVANT PLANNING APPLICATION HISTORY

There has been no previous applications on the site.

CONSULTATION RESPONSES

Whitehaven Town Council

No response received.

Cumbria County Council Highways

No comments.

Local Lead Flood Authority

No comments.

Public Representation

The application has been advertised by way of neighbour notification letters issued to 2 no. properties.

No objections to the proposal have been received.

PLANNING POLICIES

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

Copeland Local Plan 2013 – 2028 (Adopted December 2013)

Core Strategy

Policy ST1 – Strategic Development Principles

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

ASSESSMENT

Policies ST1, DM10 and DM18 of the Copeland Local Plan require that proposals for household extensions do not impact on the amenity of the neighbouring dwellings and their design is in keeping with the parent dwelling and wider street scene.

Principle of the development

The proposed extension will be subservient to the parent property, respecting the existing scale and character of the dwelling. The extension will infill the gap between the parent property and the boundary, providing a modest addition to the property.

The extension will preclude external access to the rear of the dwelling, therefore bins will have to be stored at the front of the property. There is space within the front garden for this.

Design and Impact on the Street Scene

There are other examples of two storey side extensions along Ennerdale Terrace. The proposal for a porch on the front of the property is modest in size and will be in keeping with the parent property. All materials for the extension will be similar to the existing dwelling therefore allowing it to remain in keeping with the parent dwelling and the current street scene.

Policy DM10 in relation to design is satisfied by this proposal.

Impact on Residential Amenity

Although the extension will bring the property closer to 46 Ennerdale Terrace, there are no windows for habitable rooms in the side of either property, therefore there is unlikely to be any significant impact on the amenity of the adjoining property.

The proposal is considered to comply with Policy DM18 of the Copeland Local Plan.

Parking Provision and Highway Safety

Although space for parking is not specified on the plans submitted, the extension will not prevent the use of the area to the front of the property from being utilized for off street parking. There is also an on street parking provision available on Ennerdale Terrace. The proposal will not change the existing parking situation for the property and is therefore considered to comply with Policy DM22 of the Copeland Local Plan.

Planning Balance and Conclusion

On balance, the proposal will respect the scale of the parent property and the appearance of the overall street scene on Ennerdale Terrace. There is unlikely to be any significant adverse impact on

	<p>the amenities of the neighbouring property and the existing parking situation will not change.</p> <p>Overall this is considered to be an acceptable form of development which accords with the guidance set out in the NPPF and the policies within the adopted Local Plan.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> <p>The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p> <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p> <p>Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -</p> <p>Location plan, proposed site plan and block plan, existing elevations and floor plan, scales 1:1250, 1:200, 1:500 and 1:100, drawing number KB-PSE-001, received 31st January 2022; Proposed elevations and floor plan, scale 1:100, drawing number KB-PSE-002, received 31st January 2022.</p> <p>Reason</p> <p>To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.</p> <p>Informative</p> <p>The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.</p> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p>

	<p>Statement</p> <p>The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.</p>
<p>Case Officer: Sarah Papaleo</p>	<p>Date : 25/03/2022</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 28/03/2022</p>
<p>Dedicated responses to:- N/A</p>	